

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, AUGUST 8, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY (exc. absence)	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON (exc. absence)	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Vice-Chairman Terry Chapman called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2. SPECIFIC PUBLIC HEARINGS

2.1 Pursuant to Texas Local Government Code section 505.159, conduct public hearing on notice of project for Professional Services for identification of retail trade area, market analysis of commercial properties and recruitment of businesses in amounts to be determined by SEDC and approval by City Council, as appropriate. Payment for such expenditures is authorized for the Project under Texas Local Government Code section 505.158 and is being used for the purpose of promoting new and expanded business development in or near the City of Seabrook.

Mr. Terry Chapman opened the public hearing at 7:01 p.m.
Since there were no comments, public hearing was closed at 7:01 p.m.

3. PRESENTATIONS

3.1 EDC Director's report on economic development activities for July 2019.

- Online survey results – one sheet marketing tool – sent out to brokers, developers, local landowners and contacts in the retail community

- Meeting with grocery store chain
- Research on signage along 146 – currently looking at 36 x 36 basic directional signs that are also movable
- Follow up with Pelican Plaza owners and redevelopment opportunities
- Prospects meeting follow ups
- New Catfish place coming soon at Pelican Plaza
- Captains School coming soon at Pelican Plaza
- New Barbeque place coming soon to Seabrook
- New Americano Café coming soon to Seabrook
- Monthly budget sheet review
- Sales tax revenue report – seasonally adjusted

3.2 Economic Alliance Houston Port Region annual report.

Mr. Fred Welch from Economic Alliance presented some of the following in the annual report:

- Economic Alliance is a non-profit organization, created in 1985 whose mission is to grow and market a vibrant regional economy
- Economic Alliance represents 12 Cities, Harris County, Port Houston, plus 250 + private sector members
- Provide a professional relationship to navigate the multiple facets of the site selection/expansion process, including the facilitation to our economic development support network
- Provide guidance in evaluating State and Local incentive & workforce programs
- Advocacy for projects & mobilization of key members
- 4 new project wins in 2018, 100 jobs created, 75 jobs retained, 680 indirect jobs
- 61 “wins” since 2008, \$10billion capital investment, 2,894 jobs created
- Focus on the Petrochemical Industry – for every one job created from the business of chemistry, 7.1 jobs are created in other sectors
- Inspiring & preparing the next generation workforce – filling the pipeline of potential workers in the petrochemical, maritime and logistics industries
- Leveraging partnerships with the EHCMA and 9 community colleges to recruit and train a qualified workforce
- Providing career paths and job opportunities to address attrition, skill enhancement and demand
- Targeting high-demand, high-paying careers supporting the petrochemical and maritime industries
- 2019 Texas Economic Development Council’s Workforce Excellence Award > 250,000 population
- Year 2016 – 2018 events & contacts: 198 presentations, 27,435 contacts created
- 2018 Federal Policy: 30 Economic Alliance members participated in 18 meetings in Washington D.C. and 14 post-trip conference calls
- 2019 State Policy: 24 Economic Alliance members participated in 31 meetings in Austin, TX
- 2019 Federal Policy: 31 members participated in 35 meetings in Washington D.C.

- Mini-Mural matching grant program: \$5,000 matching grant for murals, art, paintings, streetscapes, park improvements, & quality of life

3.3 Clear Lake Chamber of Commerce annual report.

- Chamber is a not for profit organization, governed by a volunteer 22-member Board of Directors including 7 Executive Officers, serving 900 members
- Purpose: provide opportunities and support through Chamber programs, events and connections
- Promote and facilitate relationships between business, academia and government
- Shape public policy to benefit businesses and community
- Lead a dynamic and respected Chamber of Commerce
- Year 2019: over 100 volunteers traveled to Austin on March 5th to represent our community collaborating with the Bay Area Houston Economic Partnership on a united Legislative Agenda
- Advocate for the continued funding of space program in Washington D.C. for the annual Citizens for Space Exploration trip in May
- Additional Public Policy initiatives include Grand Parkway letter writing campaign
- Letter of support of the U.S. Government's proposal to impose temporary high tariffs on Airbus and certain other European products
- Coordinate business and professional development seminars and programs to enhance business education
- Establish awareness and communication for SH 146 construction update and the effects on Seabrook Businesses
- Collaborating on shared communication with Chamber membership, via Chamber social media, weekly update emails and website updates on SH146 construction and closures
- Promotion of Seabrook events to Chamber membership and on clearlakearea.com
- Provides opportunities to build your business network at committee meetings, monthly Chamber luncheons and other networking functions

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the budget for fiscal year 2019-2020.

Motion made by Ernie Davis and seconded by Gary Bell.

To approve the EDC budget for fiscal year 2019-2020 as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on Seabrook EDC and City Council Joint Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant for Professional Consulting Services for Retail Recruitment to be Included in EDC Projects Fund Budget Line Item 707-5617 for Fiscal Year 2019-2020.

Seabrook City Attorney explained that going forward since the amount for Retail Strategies Contract was over the \$10,000 limit it would be considered as a "Project", therefore a project notice was published in the City's newspaper on July 18, 2019 and the public hearing was held today. Going forward this Resolution would also help eliminate the need for additional project notices for Professional Consulting Services in the future.

Motion made by Thom Kolupski and seconded by Gary Bell.

To approve Joint Resolution 2019-18 with adjustment to add budget line item 707-5227.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.3 Consider and take all appropriate action on a proposed 1 year contract with Retail Strategies for \$45,000 for effective date October 1, 2019, with the option to extend for an additional 2 years at an amount not to exceed \$40,000 for year 2 and \$40,000 for year 3. This is a budgeted item.**

Motion made by Ernie Davis and seconded by Gary Bell.

To approve a 1 year contract with Retail Strategies as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.4 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2019-2020, in an amount not to exceed \$242,293.**

Motion made by Kevin Ferguson and seconded by Ernie Davis.

To approve the Administrative Staffing Services Agreement as written.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.5 Consider and take all appropriate action on funding request from Clear Lake Chamber of Commerce in an amount not to exceed \$10,000 beginning October 1, 2019 thru September 30, 2020.**

Motion made by Gary Bell and seconded by Ernie Davis.

To approve the funding request from Clear Lake Chamber of Commerce in an amount not to exceed \$10,000 beginning October 1, 2019 thru September 30, 2020.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.6 Consider and take all appropriate action on the proposed SEDC Resolution 2019-01 "Update and Renewal of the Seabrook Economic Development Corporation (SEDC) Incentives Policy".**

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To approve SEDC Resolution 2019-01 Incentives Policy as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5. ROUTINE BUSINESS

5.1 Approve minutes of the July 11, 2019 regular EDC meeting. (Patel)

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Update on SH 146 expansion.

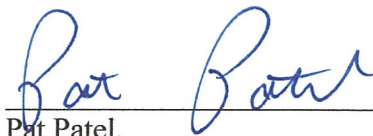
- Utility poles along SH146 going up
- Continuation of demolitions
- Blueline building coming down soon
- Whataburger site coming down soon

5.3 Establish future meeting dates and agenda items.

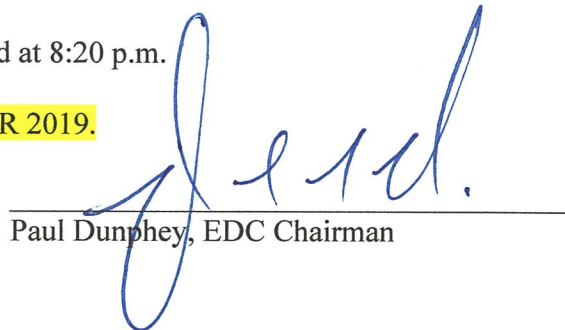
Next meeting scheduled for Thursday, September 12, 2019.

Upon motion duly made, the meeting was adjourned at 8:20 p.m.

APPROVED ON THE 12TH DAY OF SEPTEMBER 2019.



Pat Patel,
EDC Administrative Assistant


Paul Dunphy, EDC Chairman